

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 893 PAGE 55

JUN 15 12 36 PM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Little Moe Adams and Carrie Adams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Edna C. Manly

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

EIGHT THOUSAND FIVE HUNDRED AND NO/100 -----Dollars (\$ 8,500.00) due and payable
in equal monthly payments of \$65.00 beginning on July 15, 1962, and \$65.00
on the 15th day of each month thereafter until paid in full,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, on the waters of Glider Creek, containing 20 acres, more or less, as shown on a plat of property of Lucy Adams prepared by C. O. Riddle during May 1962, and recorded in the RMC Office for Greenville County in Plat Book WW at page 292, said property, having the metes and bounds shown on said plat, said courses and distances being generally as follows:

BEGINNING at an iron pin in the center of the Simpsonville-Five Forks Road, and running thence along the line of J. P. Verdin N. 6-09 W. 558.7 feet to an iron pin; thence along the line of J. P. Verdin and the J. F. Maxwell Estate S. 75-03 W. 1087.1 feet to an iron pin on the East bank of a branch; thence down said branch as the line in a Southeastern direction crossing said road to the center of Glider Creek; thence down said creek as the line in a Southeastern direction 743.3 feet to a point; thence N. 50-31 E. 303.3 feet to an iron pin on the Eastern bank of said creek; thence N. 50-31 E. 177.3 feet to an iron pin; thence along the line of other property of Lucy Adams N. 39-29 W. 215 feet to an iron pin; thence along the line of Early Adams S. 50-31 W. 210 feet to an iron pin; thence N. 39-29 W. 210 feet to an iron pin in the center of said road; thence along the center of said road N. 50-31 E. 175.8 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.